

WHAT IS CLAIMED IS:

1. A method for loan origination, processing and approval, using a network based system including a server system coupled to a centralized database and at least one client system, said method comprising:

establishing a business relationship pertaining to a loan transaction between a broker and a lender through legal agreements;

defining a division of labor through a task list between the broker and the lender to assist in the performance of the legal agreements;

providing forms and informational notices in support of the task list; and

maintaining the task list to ensure that the broker has complied with the task list.

2. A method according to Claim 1 wherein said step of establishing a business relationship further comprises the step of executing at least one of a mortgage broker agreement and a borrower disclosure agreement.

3. A method according to Claim 1 wherein said step of defining a division of labor through a task list further comprises the step of identifying at least one of a task as the broker responsibility out of:

- a) Reviewing buyer's financial goals,
- b) Reviewing buyer's assets,
- c) Reviewing available loan program,
- d) Reviewing tax returns, pay statements, credit review,
- e) Taking information from borrower and completing borrower worksheet online,
- f) Selecting an appropriate loan program,
- g) Collecting Documentation,

- h) Photocopying original documents,
- i) Sending documentation copy to processing department,
- j) Opening escrow,
- k) Completing escrow opening instruction form,
- l) Ordering tile report,
- m) Completing order form,
- n) Faxing to escrow the order form with statement of information and insurance information,
- o) Completing appraisal order form,
- p) Scheduling and meeting the appraiser for an inspection,
- q) Maintaining contact with borrower, realtors, and lender, between application and closing to apprise them of the status of the application and to gather additional information, as needed,
- r) Locking the rate with the client,,
- s) Preparing rate lock action sheet processor,
- t) Arranging time for document signing, and
- u) Attending loan closing.

4. A method according to Claim 1 wherein said step of providing forms and informational notices further comprises downloading forms and informational notices on the client system.

5. A method according to Claim 4 wherein said step of downloading further comprises the steps of:

accessing the centralized database;

searching the database regarding a specific inquiry;

retrieving information from the database; and

transmitting the retrieved information to the client system for display by the client system.

6. A method according to Claim 4 wherein said step of downloading further comprises the steps of downloading the user manual from the server system and printing the downloaded manual on a printer.

7. A method according to Claim 4 wherein said step of downloading further comprises the step of uploading forms and informational notices to the server system after they are completed by the broker.

8. A method according to Claim 1 wherein said step of maintaining the task list further comprises the step of auditing the task list with original documents to ensure compliance to state and federal regulations.

9. A method according to Claim 1 further comprising the steps of:

processing the loan transaction in compliance with state and federal regulations;

approving the loan transaction;

funding the loan transaction; and

issuing a commission check to the broker pursuant to the legal agreements after the loan transaction has been funded.

10. A method according to Claim 1 wherein said step of step of maintaining the task list further comprises printing requested information in a pre-determined format.

11. The method according to Claim 1 wherein the client system and the server system are connected via a network and wherein the network is one of a wide area network, a local area network, an intranet and the Internet.

12. A method for loan origination, processing and closing, using a network based system including a server system coupled to a centralized database and at least one client system, said method comprising:

originating a loan application by a licensed individual;

processing the loan application by a lender through a task list that defines a division of labor between the licensed individual and the lender,

maintaining the task list to ensure that the broker and the lender have complied with their responsibilities; and

closing the loan application in compliance with state and federal regulations.

13. A system for managing loan transaction in compliance with federal and state regulations, said system comprising:

a client system comprising a browser;

a data storage for storing information;

at least one server system configured to be coupled via a network to said client system and said data storage device, said server system further configured to:

develop and track a task list to implement a division of labor between a broker and a lender relating to activities resulting in funding of a loan for a real property transaction;

provide an indication to a party responsible for the task on the task list;

process an approval of the loan after all tasks on the task list are completed and regulatory requirements are satisfied; and

issue a commission check to the broker upon funding of the loan and closing of the real property transaction.

14. A system according to Claim 13 wherein said client system is further configured with:

a displaying component for displaying a variety of options to a user; and

a sending component to send an inquiry to the server system so that the server system can process and download the requested information to the client system.

15. A system according to Claim 14 wherein the sending component functions in response to a click of a mouse button.

16. A system according to Claim 14 wherein the sending component functions in response to a voice command.

17. A system according to Claim 13 wherein said client system is further configured to be protected from access by unauthorized individuals.

18. A system according to Claim 13 wherein said server system is configured to send automatic e-mail notifications to parties involved.

19. A computer to facilitate online origination, processing and approval of loans, said computer coupled to a centralized database and programmed to:

receive loan transaction information in to the centralized database;

store the loan transaction information into various subsections of the centralized database and cross reference the loan transaction information against a borrower identification for easy retrieval and update;

evaluate the loan transaction based on pre-determined criteria; and

generate management reports to track the loan transaction.

20. The computer according to Claim 19 further programmed to provide a notification to users via electronic mail regarding final decision.

21. The computer according to Claim 19 further programmed to provide flexibility to an administrator to make changes to the centralized database by at least one of adding, modifying and deleting the loan transaction information.

22. A computer program embodied on a computer readable medium for processing and approving real estate loans, comprising a code segment providing for:

registering a broker with a lender to process a loan transaction;

providing a list of tasks and targeted completion dates to the broker based on an anticipated closing date of the loan transaction;

tracking the list against the targeted completion dates to complete the task;

generating loan documents after the loan transaction has been approved; and

generates a commission check to the broker after the loan documents are executed and the loan transaction is closed.

23. The computer program as recited in Claim 22 wherein registering the broker with lender is accomplished on line.

24. The computer program as recited in Claim 22 further includes a code segment for prioritizing the task list.

25. The computer program as recited in Claim 22 further includes a code segment for generating various management reports based on a user selected criteria in a pre-determined format to track loan transactions.

26. The computer program as recited in Claim 22 further includes a code segment for monitoring the security by restricting access to unauthorized individuals.

27. A database to manage loan processing and improve operational efficiency of a business entity, said database comprising:

data corresponding to various transactions with at least one of transactions status data and action lists data associated with various transactions;

data corresponding to various mortgage programs with at least one of associated referenced numbers, a starting rate and an ending rate, a margin, client points, and maximum loan to value ratio; and

data corresponding to contact information regarding parties to various transactions, the data corresponding to contact information cross referenced against data corresponding to various mortgage programs and data corresponding to various transactions for at least one of easy retrieval, update and storage.

28. A database according to Claim 27 further comprising data corresponding

to at least one of borrowers, agents, properties, a price of each property, a closing date of each property, and a status of a loan transaction for each property.

5 29. A database according to Claim 27 further comprising data corresponding to borrowers preferences for products and services.

30. A database according to Claim 27 further comprising data corresponding to brokers preferences for products and services.

10 31. A database according to Claim 27 further comprising data corresponding to negative history of at least one of brokers and borrowers.

15 32. A database according to Claim 27 further comprising at least one of data corresponding various mortgage rates, data corresponding various risk assessment criteria, and data corresponding various loan applications, wherein the data corresponding various mortgage rates and the data corresponding various risk assessment criteria, are cross referenced to data corresponding various loan applications.